

FEE \$	10.00
TCP \$	41.67
SIF \$	292.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 474 1/2 Duffy Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 1742
 TAX SCHEDULE NO. 2943-152-86-007 SQ. FT. OF EXISTING BLDGS Ø
 SUBDIVISION Summit View Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 1742
 FILING 1 BLK 2 LOT 7 NO. OF DWELLING UNITS:
 Before: Ø After: 1 this Construction
 (1) OWNER Zeck & Associates, LLC NO. OF BUILDINGS ON PARCEL
 Before: Ø After: 1 this Construction
 (1) ADDRESS PO Box 550, Fruita USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 858-0178 DESCRIPTION OF WORK & INTENDED USE Single Family Residence
 (2) APPLICANT Zeck & Assoc., LLC TYPE OF HOME PROPOSED:
 (2) ADDRESS PO Box 550, Fruita Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 858-0178 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 "C" CENSUS _____ TRAFFIC _____ ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

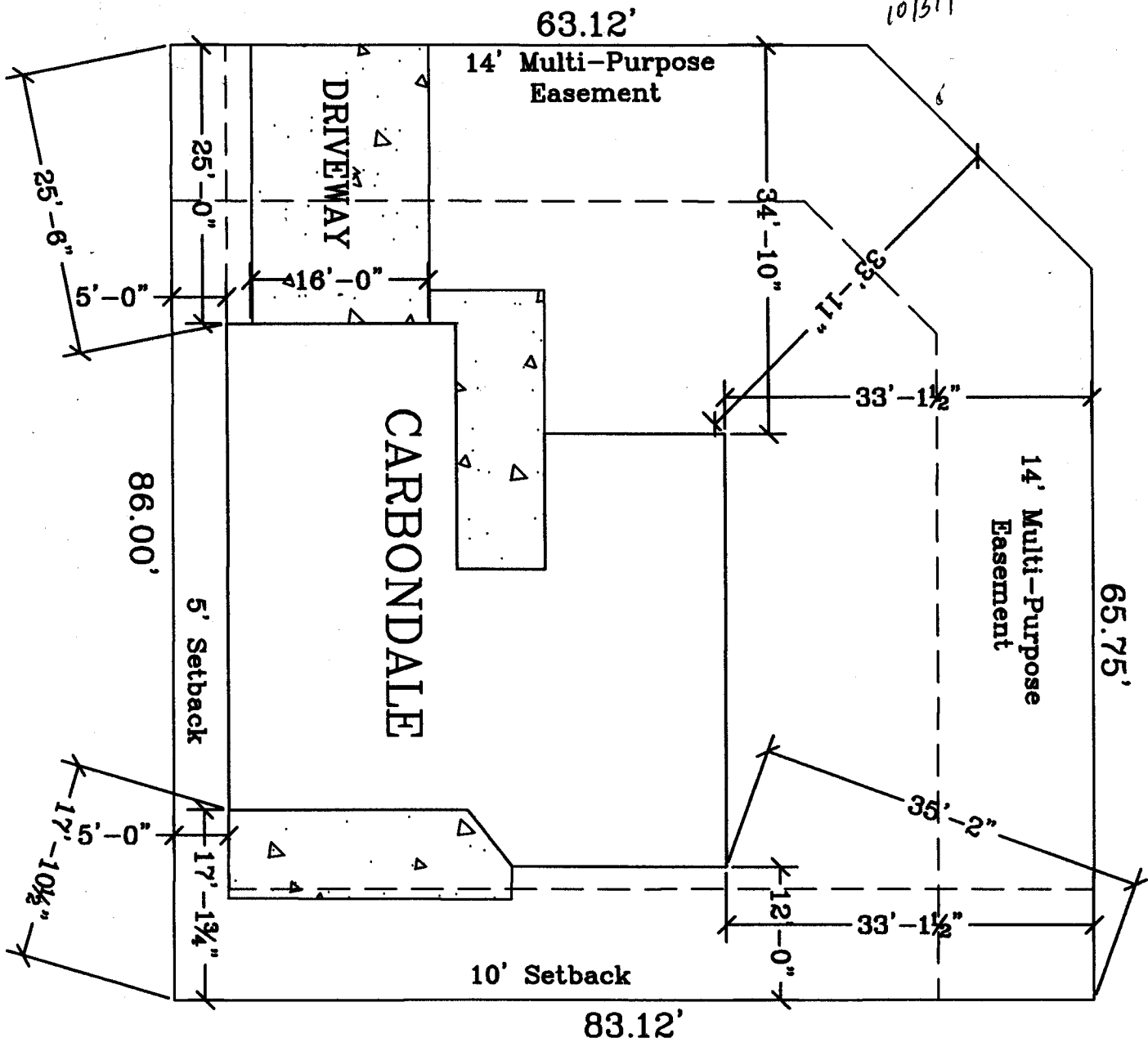
Applicant Signature Malea Schmalz Date 10/31/03
 Department Approval Alt Gaylen Henderson Date 11-3-03

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>2305 CGVS</u>
Utility Accounting	<u>[Signature]</u>		Date <u>11/3/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

pu
ur
10/31/03



11-3-03
 ACCEPTED *Dayleen Henderson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DATE	BY	REVISION



Zeck & Associates, LLC
 P.O. Box 550
 Fruita, CO 81521-0550
 (970) 858-0178

474 1/2 Duffy Drive
 Summit View Meadows
 Lot 7 Block 2
